



# Compatible Land Use Fact Sheet

*One of the recommendations of the Maryland SJRIS was to develop a series of fact sheets that address compatibility planning factors and associated tools. The fact sheets are intended to improve outreach and awareness of military and community compatibility planning to help mitigate existing encroachment issues and prevent future incompatibility issues. This fact sheet addresses **land use** planning and the various tools that are available to help ensure compatibility between military installations and local communities as they develop and conduct activities on nearby lands.*

*The land use tools presented within this fact sheet constitute a “toolbox” of the possible types of actions that can be taken to address the range of land use compatibility issues identified during the JLUS process or through other means. This fact sheet is intended to assist the State of Maryland in collaborating with regional and local communities along with military installations working to address existing land use issues or prevent future land use incompatibility. For each type of tool, a brief overview is provided to assist in communicating a general understanding of the tool’s intent. It will be up to each group of stakeholders to determine the best assortment of tools that are appropriate within their specific situation.*

## Compatible Land Use

Mutually effective land use in terms of military and community compatibility planning means providing for a community’s safe development, economic growth, and protection of desirable assets while ensuring the viability of the military installation and the ability to conduct its required mission. The community vision for effective land use is guided by policy from all levels while the military’s mission and subsequent land use needs are driven by national interest and needs.

The basis of land use planning and regulation relates to the government’s role in protecting the public’s health, safety, and welfare. Local jurisdictions’ comprehensive / master plans and zoning ordinances can be the most effective tools for preventing or resolving land use compatibility issues. These tools ensure the separation of land uses that differ significantly in character. Land use separation also applies to properties where the use of one property may adversely impact the use of another. For instance, industrial uses are often separated from residential uses to avoid impacts from noise, odors, and lighting. Military installations typically have installation development plans or general / master plans that guide land use within the installation boundary.

## Maryland Military / Community Compatible Land Use “Toolbox”

- **Acquisition:** As a land use planning tool, property rights can be acquired through donation, easement, or the outright purchase of property for public purposes.
- **Air Installation Compatible Use Zone (AICUZ):** an Air Force planning program developed in response to incompatible urban development and land use conflicts around military airfields.
- **Airport Master Planning / Airspace Plan:** provides guidelines for future long-term airport development.
- **Army Compatible Use Buffer Program (ACUB):** Through the ACUB program, Army installations can work with organization partners to acquire land or development rights to establish buffer zones without acquiring any new land for Army ownership.
- **Avigation Easement:** a non-possessory right to use land owned by another party.
- **Base Planning:** military installations maintain a long-range plan, such as general plans and master plans.
- **Bird / Wildlife Aircraft Strike Hazard (BASH):** aimed at reducing the potential for collisions between military aircraft and wildlife.
- **Building Codes / Construction Standards:** ordinances and regulations controlling the design, construction processes, materials, alteration, and occupancy of any structure to safeguard human safety and welfare.
- **Capital Improvement Program (CIP):** a detailed planning document used to direct a jurisdiction’s investment in public facilities.
- **Chesapeake Bay Critical Area:** Land within the Critical Area is classified as Resource Conservation Area, Limited Development Area, and Intensely Developed Area.
- **Cluster Development:** a planning method where dwelling units are grouped together with the purpose of retaining open space and reducing the impacts of development on the landscape and environment.
- **Code Enforcement:** promotes and maintains a safe and desirable living and working environment.
- **Communication and Coordination:** plans can only move toward successful implementation if frequent, ongoing communication is maintained among local jurisdictions, the military, state and federal agencies, Native American tribal groups, landowners, and the public.
- **Comprehensive / Master Plans:** designed to serve as a jurisdiction’s blueprint for future decisions concerning physical development.
- **Deed Restrictions / Covenants:** written agreements that restrict or limit some of the rights associated with property ownership.
- **Enhanced Lease Use Program:** leverages the value of underutilized and underperforming assets including land.
- **Habitat Conservation Tools:** conserves and protects sensitive natural habitats and the species that occupy them
- **Hazard Mitigation Plans:** plans for sustained, cost effective action taken to reduce or eliminate long-term risk to people, property, and the environment from natural and man-made hazards.
- **Legislative Tools:** supports the objectives of the recommended JLUS strategies.
- **Memorandum of Understanding (MOU):** a contract between two or more government entities.
- **Military Compatibility Area (MCA):** a formally designated geographic planning area where military operations may impact local communities, and conversely, where local activities may affect the military’s ability to carry out its mission.
- **Military Influence Areas (MIA):** a formally designated geographic planning area where military operations may impact local communities, and conversely, where local activities may affect the military’s ability to carry out its mission.
- **National Environmental Policy Act (NEPA):** the federal law that established a national policy for the environment.
- **Navy Encroachment Management Program:** designed to identify, quantify, assess, and provide recommendations to mitigate or prevent encroachment impacts around Navy installations.
- **P4 Partnerships:** Public-Private Partnerships and Public-Public Partnerships, occur between local governments and private entities as opportunities and agreements for sharing resources and responsibilities to reach common goals.
- **Partnership with Non-Governmental Organizations:** recognized for their role in developing innovative initiatives and programs to address a variety of issues.
- **Readiness and Environmental Integration (REPI):** a DOD program for addressing encroachment on military training, testing, and operations through public and private partnerships.
- **Transfer of Development Rights (TDR):** relocates potential development from areas where proposed land use or environmental impacts are considered undesirable to another area chosen on the basis of its ability to accommodate additional development.